MOTION

WHEREAS, on August 8, 2000, the City Council adopted a motion instructing the City Planning Department to initiate and complete proceedings to establish a Historic Preservation Overlay Zone ("HPOZ") in Pico-Union, a neighborhood within the Westlake Community Plan area.

WHEREAS, Pico-Union was primarily developed as a residential enclave as it combined convenient access to and distance from transportation and commercial areas.

WHEREAS, the Pico-Union Historic Preservation Overlay Zone ("HPOZ") was identified as having three subareas. The northernmost subarea is generally bounded by 11th Street (Grand View Street to Alvarado Street) and Olympic Boulevard (Alvarado Street to Union Avenue) to the north, Union Avenue to the east, Pico Boulevard to the south, and Grand View Street to the west. The middle area is generally bounded by Pico Boulevard to the north, the 110 Freeway to the east, Venice Boulevard to the south, and Alvarado Street to the west. The southernmost subarea is generally bounded by Venice Boulevard to the north, the 110 and 10 Freeways to the east, Washington Boulevard to the south, and Hoover Street to the west.

WHEREAS, the City Planning Department contracted with Historic Resources Group ("HRG") to conduct a historic survey of this area ("Historic Resources Survey"), which started on November 1, 2001 and was completed in July 2003. The survey comprised over 1,500 parcels. The study area was originally bounded by Olympic Boulevard on the north, the Harbor I-110 Freeway on the east, the Santa Monica I-10 Freeway on the south, and Hoover Street on the west ("Survey Area").

WHEREAS, upon further analysis, HRG concluded that part of the Survey Area did not meet the criteria for HPOZ designation, principally the commercial corridors along Olympic, Pico, Venice and Washington Boulevards. As a result, the commercial and manufacturing zoned properties along Hoover Street, Olympic Boulevard, Pico Boulevard, Venice Boulevard, and Washington Boulevard were excluded from the final boundaries of the Pico-Union HPOZ because approximately 87% of the structures had either been built after the period of significance or had been altered so significantly that they no longer retain their historic significance.

WHEREAS, the Historic Resources Survey concluded that a portion of the Survey Area meets the criteria for HPOZ designation because the majority of the buildings are the original structures dating from the late 19th century through the early 1930s. The area includes 528 structures identified as "Contributing" and 270 structures identified as "Non-Contributing."

WHEREAS, many of the buildings in the Survey Area are original structures for the development of this area form the late 19th century to the early 1930s, and they retain their historic design and unique architecture. Some of the most common architectural styles include Queen Anne, American Foursquare, Craftsman, Colonial Revival, Classical Revival, Mission Revival, Spanish Colonial Revival, and Tudor Revival.

WHEREAS, the Cultural Heritage Commission evaluated the Historic Resources Survey after a tour of the Survey Area, and on December 17, 2003, the Cultural Heritage Commission certified the accuracy and completeness of the Historic Resources Survey by a unanimous vote and approved the establishment of the boundaries.

WHEREAS, the Historic Resources Survey explains that the era of significance was from the late 1860s to 1952. According to the City Planning Department staff report to the City Planning Commission on May 13, 2004 ("Staff Report"): *"The (Historic Resources) Survey concluded that a portion of the Pico-Union Study Area meets the criteria for HPOZ designation because the majority of the buildings are the original structures…beginning in the late 19th century and extending through the early 1930s. The area that did not meet the criteria for HPOZ designation was excluded from the proposed boundaries."* The Staff Report goes on to say: *"The commercial and manufacturing zoned properties along Hoover Street, Olympic, Pico, Venice, and Washington Boulevards have been excluded because approximately, 87% of the structures have either been built after the period of significance or have been altered so significantly that they no longer retain their historic character."*

WHEREAS, on May 13, 2004, the City Planning Commission adopted the City Planning Department staff recommendation and findings (Letter of Determination date is June 17, 2004).

WHEREAS, on August 3, 2004, the City Council adopted Ordinance No. 176,156, which created the Pico-Union HPOZ.

HOWEVER,

WHEREAS, in 2002, HRG indicated that Greenwell Tract, Block 4, Lots 1-8 and 12-21 (i.e., the commercial building located at 1330 W. Pico Boulevard) ("Property") were not recommended for inclusion in the Pico-Union HPOZ as the structure on the Property does not retain its association with the historical development of the area as a result of loss of material integrity or was built after the period of significance. (*See* California Historical Resource Status Code 6.) The Cultural Heritage Commission adopted HRG's recommendation on December 17, 2003.

WHEREAS, despite the Cultural Heritage Commission's adoption, a portion of the Property was mistakenly included in the Pico-Union HPOZ boundary.

WHEREAS, the Pico-Union HPOZ boundary cuts through the Property so that one-third of the Property is outside the Pico-Union HPOZ and approximately two-thirds of the Property is within the boundary. The portion of the Property within the boundary of the Pico-Union HPOZ is identified as a non-contributing feature.

WHEREAS, the building at the Property is a split-face concrete block, two-story industrial building constructed between 1966-1968, which is outside the periods of historic significance (1860-1910, 1890-1920, 1920-1940). The building is not consistent with any of the architectural styles worthy of preservation; nor is it a residential structure, which was the primary purpose behind the preservation efforts.

WHEREAS, on October 19, 2017, HRG indicated that the Property should not have been included in the Pico-Union HPOZ.

WHEREAS, in June 2017, an independent historic resource assessment by Jenna Snow, similarly concluded that the building at the Property *"…was not found to be significant…and does not appear to meet eligibility criteria for listing in the National or California Registers or locally as a City of Los Angeles HCM. Therefore, it does not qualify as an historical resource…"*

WHEREAS, the Property (legal description of Greenwell Tract, Block 4, Lots 1-8 and 12-21) was erroneously included in the Pico-Union HPOZ adopted on August 3, 2004.

NOW, THEREFORE, BE IT RESOLVED that the City Council directs the City Planning Department to initiate proceedings to correct the inclusion of the Property in the Pico-Union HPOZ in 2004 and remove the Property from the Pico-Union HPOZ.

INTRODUCED BY: _____

SECONDED BY: _____

DATE: _____